

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

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TAXATION DISTRICT 002 TOWN OF BUFFALO
COUNTY 39 MARQUETTE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	929,600	861,500	107.90	111.98	107.76	13.44	57.1	1.04
	TOTAL	7	929,600	861,500	107.90	111.98	107.76	13.44	57.1	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	929,600	861,500	107.90	111.98	107.76	13.44	57.1	1.04
	TOTAL	7	929,600	861,500	107.90	111.98	107.76	13.44	57.1	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	2	28.6	0	0.0	0	0.0
	TOTAL	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	2	28.6	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	2	28.6	0	0.0	0	0.0
	TOTAL	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	2	28.6	0	0.0	0	0.0

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TAXATION DISTRICT 004 TOWN OF CRYSTAL LAKE

COUNTY 39 MARQUETTE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	97,500	80,000	121.88	135.42	162.50	16.67	66.7	1.11
	IMPROVED	5	648,100	521,000	124.40	140.63	141.18	27.71	60.0	1.13
	TOTAL	8	745,600	601,000	124.06	138.67	145.65	25.59	62.5	1.12
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	97,500	80,000	121.88	135.42	162.50	16.67	66.7	1.11
	IMPROVED	5	648,100	521,000	124.40	140.63	141.18	27.71	60.0	1.13
	TOTAL	8	745,600	601,000	124.06	138.67	145.65	25.59	62.5	1.12

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	1	20.0	0	0.0	0	0.0	1.5	30.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	8	1	12.5	1	12.5	0	0.0	2	25.0	3	37.5	0	0.0	0	0.0	1	12.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	1	20.0	0	0.0	0	0.0	1.5	30.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	8	1	12.5	1	12.5	0	0.0	2	25.0	3	37.5	0	0.0	0	0.0	1	12.5

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TAXATION DISTRICT 006 TOWN OF DOUGLAS

COUNTY 39 MARQUETTE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	9	1,426,300	1,157,000	123.28	155.70	153.53	29.34	22.2	1.26
	TOTAL	9	1,426,300	1,157,000	123.28	155.70	153.53	29.34	22.2	1.26
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	9	1,426,300	1,157,000	123.28	155.70	153.53	29.34	22.2	1.26
	TOTAL	9	1,426,300	1,157,000	123.28	155.70	153.53	29.34	22.2	1.26

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	2	22.2	2	22.2	.5	5.6	1.5	16.7	2	22.2	0	0.0	1	11.1
	TOTAL	9	0	0.0	2	22.2	2	22.2	.5	5.6	1.5	16.7	2	22.2	0	0.0	1	11.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	2	22.2	2	22.2	.5	5.6	1.5	16.7	2	22.2	0	0.0	1	11.1
	TOTAL	9	0	0.0	2	22.2	2	22.2	.5	5.6	1.5	16.7	2	22.2	0	0.0	1	11.1

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TAXATION DISTRICT 008 TOWN OF HARRIS

COUNTY 39 MARQUETTE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	319,200	318,000	100.38	110.01	109.65	14.05	66.7	1.10
	TOTAL	6	319,200	318,000	100.38	110.01	109.65	14.05	66.7	1.10
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	319,200	318,000	100.38	110.01	109.65	14.05	66.7	1.10
	TOTAL	6	319,200	318,000	100.38	110.01	109.65	14.05	66.7	1.10

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	0	0.0	0	0.0
	TOTAL	6	0	0.0	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	0	0.0	0	0.0
	TOTAL	6	0	0.0	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	0	0.0	0	0.0

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TAXATION DISTRICT 010 TOWN OF MECAN
 COUNTY 39 MARQUETTE
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	87,900	63,000	139.52	111.52	102.86	28.91	33.3	0.80
	IMPROVED	6	853,600	689,500	123.80	130.87	122.77	16.38	66.7	1.06
	TOTAL	9	941,500	752,500	125.12	124.42	121.76	20.87	44.4	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	87,900	63,000	139.52	111.52	102.86	28.91	33.3	0.80
	IMPROVED	6	853,600	689,500	123.80	130.87	122.77	16.38	66.7	1.06
	TOTAL	9	941,500	752,500	125.12	124.42	121.76	20.87	44.4	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	0	0.0	0	0.0	1	16.7
	TOTAL	9	0	0.0	1	11.1	2	22.2	1.5	16.7	2.5	27.8	0	0.0	1	11.1	1	11.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	0	0.0	0	0.0	1	16.7
	TOTAL	9	0	0.0	1	11.1	2	22.2	1.5	16.7	2.5	27.8	0	0.0	1	11.1	1	11.1

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 012 TOWN OF MONTELLO
 COUNTY 39 MARQUETTE
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	21,000	19,500	107.69	106.33	106.33	7.13	100.0	0.99
	IMPROVED	13	1,766,800	1,600,800	110.37	113.40	96.45	26.46	53.9	1.03
	TOTAL	15	1,787,800	1,620,300	110.34	112.46	98.75	23.58	53.3	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	21,000	19,500	107.69	106.33	106.33	7.13	100.0	0.99
	IMPROVED	13	1,766,800	1,600,800	110.37	113.40	96.45	26.46	53.9	1.03
	TOTAL	15	1,787,800	1,620,300	110.34	112.46	98.75	23.58	53.3	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	1	7.7	0	0.0	5.5	42.3	1.5	11.6	1	7.7	2	15.4	2	15.4
	TOTAL	15	0	0.0	1	6.7	0	0.0	6.5	43.3	1.5	10.0	3	20.0	1	6.7	2	13.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	1	7.7	0	0.0	5.5	42.3	1.5	11.6	1	7.7	2	15.4	2	15.4
	TOTAL	15	0	0.0	1	6.7	0	0.0	6.5	43.3	1.5	10.0	3	20.0	1	6.7	2	13.3

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TAXATION DISTRICT 014 TOWN OF MOUNDVILLE
COUNTY 39 MARQUETTE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	132,600	98,000	135.31	135.31	135.31	0.00	100.0	1.00
	TOTAL	1	132,600	98,000	135.31	135.31	135.31	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	132,600	98,000	135.31	135.31	135.31	0.00	100.0	1.00
	TOTAL	1	132,600	98,000	135.31	135.31	135.31	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 016 TOWN OF NESHKORO
COUNTY 39 MARQUETTE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	574,800	590,900	97.28	96.21	96.75	6.65	100.0	0.99
	TOTAL	4	574,800	590,900	97.28	96.21	96.75	6.65	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	574,800	590,900	97.28	96.21	96.75	6.65	100.0	0.99
	TOTAL	4	574,800	590,900	97.28	96.21	96.75	6.65	100.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 018 TOWN OF NEWTON
COUNTY 39 MARQUETTE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	136,500	98,000	139.29	139.29	139.29	0.00	100.0	1.00
	TOTAL	1	136,500	98,000	139.29	139.29	139.29	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	136,500	98,000	139.29	139.29	139.29	0.00	100.0	1.00
	TOTAL	1	136,500	98,000	139.29	139.29	139.29	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 020 TOWN OF OXFORD

COUNTY 39 MARQUETTE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	101,600	201,500	50.42	65.10	88.57	37.51	33.3	1.29
	IMPROVED	11	1,158,060	1,156,300	100.15	120.70	108.25	39.14	9.1	1.21
	TOTAL	14	1,259,660	1,357,800	92.77	108.79	95.89	43.61	42.9	1.17
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	101,600	201,500	50.42	65.10	88.57	37.51	33.3	1.29
	IMPROVED	11	1,158,060	1,156,300	100.15	120.70	108.25	39.14	9.1	1.21
	TOTAL	14	1,259,660	1,357,800	92.77	108.79	95.89	43.61	42.9	1.17

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3		1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0
	IMPROVED	11		1	9.1	1	9.1	3	27.3	.5	4.6	.5	4.6	1	9.1	1	9.1
	TOTAL	14		2	14.3	0	0.0	1	7.1	4	28.6	2	14.3	0	0.0	1	7.1
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3		1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0
	IMPROVED	11		1	9.1	1	9.1	3	27.3	.5	4.6	.5	4.6	1	9.1	1	9.1
	TOTAL	14		2	14.3	0	0.0	1	7.1	4	28.6	2	14.3	0	0.0	1	7.1

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 022 TOWN OF PACKWAUKEE

COUNTY 39 MARQUETTE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	6	92,400	107,500	85.95	108.57	77.38	60.14	0.0	1.26
	IMPROVED	9	1,386,400	1,213,700	114.23	121.18	107.63	22.39	55.6	1.06
	TOTAL	15	1,478,800	1,321,200	111.93	116.13	102.26	34.25	33.3	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	93,400	98,000	95.31	95.31	95.31	0.00	100.0	1.00
	TOTAL	1	93,400	98,000	95.31	95.31	95.31	0.00	100.0	1.00
TOTAL	VACANT	6	92,400	107,500	85.95	108.57	77.38	60.14	0.0	1.26
	IMPROVED	10	1,479,800	1,311,700	112.82	118.59	104.95	21.84	50.0	1.05
	TOTAL	16	1,572,200	1,419,200	110.78	114.83	100.84	32.99	37.5	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	6	0	0.0	0	0.0	3	50.0	0	0.0	0	0.0	1	16.7	0	0.0	2	33.3
	IMPROVED	9	0	0.0	0	0.0	1	11.1	3.5	38.9	1.5	16.7	1	11.1	0	0.0	2	22.2
	TOTAL	15	0	0.0	3	20.0	1	6.7	3.5	23.3	1.5	10.0	1	6.7	1	6.7	4	26.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	6	0	0.0	0	0.0	3	50.0	0	0.0	0	0.0	1	16.7	0	0.0	2	33.3
	IMPROVED	10	0	0.0	0	0.0	1	10.0	4	40.0	1	10.0	1	10.0	1	10.0	2	20.0
	TOTAL	16	0	0.0	3	18.8	1	6.3	4	25.0	2	12.5	1	6.3	1	6.3	4	25.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 024 TOWN OF SHIELDS

COUNTY 39 MARQUETTE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	305,500	314,000	97.29	95.88	97.19	2.40	100.0	0.99
	TOTAL	3	305,500	314,000	97.29	95.88	97.19	2.40	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	305,500	314,000	97.29	95.88	97.19	2.40	100.0	0.99
	TOTAL	3	305,500	314,000	97.29	95.88	97.19	2.40	100.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 026 TOWN OF SPRINGFIELD

COUNTY 39 MARQUETTE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	61,000	81,000	75.31	75.31	75.31	0.00	100.0	1.00
	IMPROVED	10	1,154,700	1,056,500	109.29	127.12	121.48	19.05	60.0	1.16
	TOTAL	11	1,215,700	1,137,500	106.87	122.41	117.48	21.17	54.6	1.15
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	61,000	81,000	75.31	75.31	75.31	0.00	100.0	1.00
	IMPROVED	10	1,154,700	1,056,500	109.29	127.12	121.48	19.05	60.0	1.16
	TOTAL	11	1,215,700	1,137,500	106.87	122.41	117.48	21.17	54.6	1.15

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	1	10.0	1	10.0	3	30.0	3	30.0	0	0.0	0	0.0	2	20.0
	TOTAL	11	0	0.0	2	18.2	1	9.1	2.5	22.7	3.5	31.8	0	0.0	0	0.0	2	18.2
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	1	10.0	1	10.0	3	30.0	3	30.0	0	0.0	0	0.0	2	20.0
	TOTAL	11	0	0.0	2	18.2	1	9.1	2.5	22.7	3.5	31.8	0	0.0	0	0.0	2	18.2

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 028 TOWN OF WESTFIELD

COUNTY 39 MARQUETTE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	24,000	25,900	92.66	92.66	92.66	0.00	100.0	1.00
	IMPROVED	6	636,800	647,750	98.31	99.76	90.20	17.49	66.7	1.01
	TOTAL	7	660,800	673,650	98.09	98.75	90.26	15.36	71.4	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	24,000	25,900	92.66	92.66	92.66	0.00	100.0	1.00
	IMPROVED	6	636,800	647,750	98.31	99.76	90.20	17.49	66.7	1.01
	TOTAL	7	660,800	673,650	98.09	98.75	90.26	15.36	71.4	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	0	0.0	0	0.0	1	16.7
	TOTAL	7	0	0.0	0	0.0	1	14.3	2.5	35.7	2.5	35.7	0	0.0	0	0.0	1	14.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	0	0.0	0	0.0	1	16.7
	TOTAL	7	0	0.0	0	0.0	1	14.3	2.5	35.7	2.5	35.7	0	0.0	0	0.0	1	14.3

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 121 VILLAGE OF ENDEAVOR
COUNTY 39 MARQUETTE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	11,300	10,000	113.00	113.00	113.00	0.00	100.0	1.00
	IMPROVED	6	535,700	329,600	162.53	194.65	179.48	47.11	0.0	1.20
	TOTAL	7	547,000	339,600	161.07	182.99	118.71	61.74	57.1	1.14
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	11,300	10,000	113.00	113.00	113.00	0.00	100.0	1.00
	IMPROVED	6	535,700	329,600	162.53	194.65	179.48	47.11	0.0	1.20
	TOTAL	7	547,000	339,600	161.07	182.99	118.71	61.74	57.1	1.14

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	3	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	16.7	2	33.3
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	.5	7.1	0	0.0	0	0.0	3	42.9
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	3	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	16.7	2	33.3
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	.5	7.1	0	0.0	0	0.0	3	42.9

TAXATION DISTRICT 161 VILLAGE OF NESHKORO

COUNTY 39 MARQUETTE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	78,200	63,500	123.15	123.15	123.15	0.00	100.0	1.00
	TOTAL	1	78,200	63,500	123.15	123.15	123.15	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	73,700	192,752	38.24	38.24	38.24	0.00	100.0	1.00
	TOTAL	1	73,700	192,752	38.24	38.24	38.24	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	151,900	256,252	59.28	80.70	80.70	52.61	0.0	1.36
	TOTAL	2	151,900	256,252	59.28	80.70	80.70	52.61	0.0	1.36

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 165 VILLAGE OF OXFORD
 COUNTY 39 MARQUETTE
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	127,900	139,000	92.01	112.93	112.93	28.93	0.0	1.23
	TOTAL	2	127,900	139,000	92.01	112.93	112.93	28.93	0.0	1.23
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	127,900	139,000	92.01	112.93	112.93	28.93	0.0	1.23
	TOTAL	2	127,900	139,000	92.01	112.93	112.93	28.93	0.0	1.23

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 191 VILLAGE OF WESTFIELD
COUNTY 39 MARQUETTE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	1,091,500	1,075,600	101.48	103.50	102.64	13.12	50.0	1.02
	TOTAL	12	1,091,500	1,075,600	101.48	103.50	102.64	13.12	50.0	1.02
2 - COMMERCIAL	VACANT	2	104,000	93,000	111.83	112.53	112.53	8.29	100.0	1.01
	IMPROVED	1	258,700	150,000	172.47	172.47	172.47	0.00	100.0	1.00
	TOTAL	3	362,700	243,000	149.26	132.51	121.86	18.95	33.3	0.89
TOTAL	VACANT	2	104,000	93,000	111.83	112.53	112.53	8.29	100.0	1.01
	IMPROVED	13	1,350,200	1,225,600	110.17	108.80	103.34	17.18	53.9	0.99
	TOTAL	15	1,454,200	1,318,600	110.28	109.30	103.34	16.09	53.3	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	2	16.7	4	33.3	2	16.7	4	33.3	0	0.0	0	0.0
	TOTAL	12	0	0.0	0	0.0	2	16.7	4	33.3	2	16.7	4	33.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	1	33.3	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	0	0.0	2	15.4	4.5	34.6	2.5	19.2	3	23.1	0	0.0	1	7.7
	TOTAL	15	0	0.0	0	0.0	2	13.3	5.5	36.7	2.5	16.7	4	26.7	0	0.0	1	6.7

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 251 CITY OF MONTELLO

COUNTY 39 MARQUETTE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	6,700	3,000	223.33	223.33	223.33	0.00	100.0	1.00
	IMPROVED	13	1,217,500	1,050,796	115.86	133.82	110.67	37.31	30.8	1.15
	TOTAL	14	1,224,200	1,053,796	116.17	140.21	119.33	38.87	21.4	1.21
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	6,700	3,000	223.33	223.33	223.33	0.00	100.0	1.00
	IMPROVED	13	1,217,500	1,050,796	115.86	133.82	110.67	37.31	30.8	1.15
	TOTAL	14	1,224,200	1,053,796	116.17	140.21	119.33	38.87	21.4	1.21

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	1	7.7	2	15.4	3.5	26.9	.5	3.9	2	15.4	1	7.7	3	23.1
	TOTAL	14	0	0.0	2	14.3	3	21.4	2	14.3	1	7.1	2	14.3	0	0.0	4	28.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	1	7.7	2	15.4	3.5	26.9	.5	3.9	2	15.4	1	7.7	3	23.1
	TOTAL	14	0	0.0	2	14.3	3	21.4	2	14.3	1	7.1	2	14.3	0	0.0	4	28.6